## RESIDENTIAL VACANT LAND SALE STUDY Roll Year: 2023 Range: 4/1/2020 - 3/31/2022 Date Prepared: June 15, 2022

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Parcel Number	Street Address	ECF Area		School District	Sale Date	Sale Price	Instr. Terms of Sale	Adj. Sale \$	Shape	Actual FF	F Depth	SF (Area Est)	Net Acres	SP/FF	SP/SF	SP/AC	Cur. Appraisal	Cur AV	Ratio	Notes
41-17-11-204-022	2132 DENWOOD AVE SW	113	113 Sec. 11	Godfrey Lee	7/13/2020	\$19,000	WD 03-ARM'S LENGTH	\$19,000	RECTANGL		121	4,840	0.11	\$475	\$3.93	\$171,000	18,000	9,000	47.37%	Purchased from Habitat for Humanity. No permits.
41-17-11-277-056	950 WISCONSIN ST SW	113	113 Sec. 11	Godfrey Lee	2/18/2021	\$57,000	WD BUILDER	\$57,000	RECTANGL		473	59,125	1.36	\$456	\$0.96	\$41,994	45,250	22,625	39.69%	End of dead-end street. Sale to builder. Permit issued 10/13/2021 for new home.
41-18-18-352-028	103 35TH ST SE	189	189 Sec. 18, 19	Godwin Heights	12/18/2020	\$25,500 \$101.500	WD 03-ARM'S LENGTH	\$25,500 \$101.500	RECTANGL	E 54	149	8,046	0.18	\$472	\$3.17	\$138,054	19,000	9,500 41.125	37.25% 40.5%	Estate sale. Lot was listed for \$30k. New home built and sold in 2021 for \$269,790.
						\$101,500		\$101,500										41,125	40.5%	
41-17-30-455-003	4363 BROOKCREST DR SW	308	308 SEC 30	Grandville	4/14/2020	\$74,900	WD R - ARMS LENGTH	\$74,900	IRR	78	240	28,152	0.65	\$960	\$2.66	\$115,894	61,875	30,938	41.31%	New home completed December 2020. No PRE but property address is mailing address
41-17-31-426-004	4050 56TH ST SW	008	008 SEC 29-32 GRANDVILLE UP	Grandville	10/2/2020	\$82,000	WD 03-ARM'S LENGTH	\$82,000	RECTANGL	E 120	193	23.160	0.53	\$683	\$3.54	\$154,228	51.013	25,507	31.11%	Structures demolished in 2012. Concrete drive remains. Adjacent to commercial property (mortgage lender).
41-17-32-176-003	3745 AZENA CT SW	008	008 SEC 29-32 GRANDVILLE UP	Grandville	11/16/2020	\$139,500	WD 03-ARM'S LENGTH	\$139,500	IRR	44	591	133.673	3.07	\$3,170	\$1.04	\$45,459	112,310	56,155	40.25%	Cul-desac lot. No home or permits yet. Large, oddly-shaped lot.
41-17-32-176-004	3738 AZENA CT SW	008	008 SEC 29-32 GRANDVILLE UP	Grandville	11/17/2020		WD 03-ARM'S LENGTH	\$128,500	IRR	44	494	115.663	2.66	\$2,920	\$1.11	\$48,395	103,455	51,728	40.25%	Cul-desac lot. No home or permits vet. Large, oddly-shaped lot.
41-17-32-176-005	3726 AZENA CT SW	008	008 SEC 29-32 GRANDVILLE UP	Grandville	1/11/2021	\$120,000	WD 03-ARM'S LENGTH	\$120,000	IRR	99	298	60,505	1.39	\$1,212	\$1.98	\$86,393	79,008	39,504	32.92%	Cul-desac lot. No home or permits yet. Large, oddly-shaped lot.
41-17-32-176-006	3775 56TH ST SW	008	008 SEC 29-32 GRANDVILLE UP	Grandville	12/22/2020	\$82,000	WD BUILDER	\$82,000	RECTANGL	E 135	256	34,560	0.79	\$607	\$2.37	\$103,354	67,348	33,674	41.07%	Sale from developer to building company. Permit issued 2/25/2021 for new home.
41-17-32-176-007	3723 56TH ST SW	008	008 SEC 29-32 GRANDVILLE UP	Grandville	3/12/2021	\$88,000	WD 03-ARM'S LENGTH	\$88,000	RECTANGL	E 110	256	28,160	0.65	\$800	\$3.13	\$136,125	58,988	29,494	33.52%	Sale from developer to individual. No permits yet.
						\$640,000		\$640,000										236,061	36.88%	
41-17-34-126-015	2078 52ND ST SW	009	009 SEC 27,28,33,34 GRANDVILLE UP	Grandville	1/13/2021	\$70,000	WD BUILDER	\$70,000	RECTANGL	E 94	158	14,852	0.34	\$745	\$4.71	\$205,306	36,465	18,233	26.05%	Sold to builder. Permit for home issued in 2021.
41-17-34-151-056	5394 BYRON CENTER AVE SW	009	009 SEC 27,28,33,34 GRANDVILLE UP	Grandville	5/14/2021	\$50,000	WD 03-ARMS LENGTH	\$50,000	IRREGULAR	90	300	29,008	0.67	\$556	\$1.72	\$75,083	60,803	30,402	60.80%	Sold to individual. No permits issued as of June 1, 2022. Busy street - four lane divided.
41-17-34-126-015	2078 52ND ST SW	009	009 SEC 27,28,33,34 GRANDVILLE UP	Grandville	6/15/2021	\$80,000	WD BUILDER	\$80,000	RECTANGL	E 94	158	14,852	0.34	\$851	\$5.39	\$234,635	36,465	18,233	22.79%	Sale from builder to owner of new home. Sold to builder on 1/13/2021 for \$70,000 (see above).
41-17-33-226-053	5287 CORAL RIDGE DR SW	009	009 SEC 27,28,33,34 GRANDVILLE UP	Grandville	1/28/2022	\$125,000	WD 32-SPLIT VACANT	\$125,000	IRREGULAR	130	418	54,340	1.26	\$962	\$2.30	\$99,206	76,505	38,253	30.60%	Sale from builder to individual. No permit issued as of June 1, 2022. Dead end street.
						\$325,000		\$325,000										105,119	32.34%	
41-17-32-380-001	3621 RESERVE DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	3/4/2021	\$68,900	WD BUILDER	\$68,900	RECTANGL	E 96	133	12,768	0.29	\$718		\$235,063	55,000	27,500	39.91%	Sale from developer to builder. Corner lot. Permit issued for new home in 2021.
41-17-32-380-002	5896 RED CEDAR DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	1/12/2021	\$70,106	WD ALLOCATION	\$70,106	RECTANGL		133	12,768	0.29	\$730	\$5.49	\$239,177	55,000	27,500	39.23%	Sale from developer to individual. Permit issued for new home in 2021.
41-17-32-381-001	5899 RED CEDAR DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	9/28/2020	\$65,900	WD BUILDER	\$65,900	RECTANGL		133	12,768	0.29	\$686	\$5.16	\$224,828	55,000	27,500	41.73%	Sale from developer to builder. New home built and sold in 2021 for 311,500.
41-17-32-382-001	5915 LOOKING GLASS CT SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	1/26/2021	\$72,234	WD ALLOCATION	\$72,234	RECTANGL		133	12,635	0.29	\$760	\$5.72	\$249,032	55,000	27,500	38.07%	Sale from developer to individual. Permit issued in 2021 to build house.
41-17-32-382-003	3658 RESERVE DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	10/16/2020	\$80,745	WD ALLOCATION	\$80,745	RECTANGL		214	16,050	0.37	\$1,077	\$5.03	\$219,143	68,750	34,375	42.57%	Sale from developer to individual. New home built in 2021.
41-17-32-382-004	3664 RESERVE DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	2/23/2021	\$81,745	WD ALLOCATION	\$81,745	RECTANGL		214	16,050	0.37	\$1,090	\$5.09	\$221,857	68,750	34,375	42.05%	Sale from developer to individual. Permit issued in 2021 to build house.
41-17-32-382-006	3686 RESERVE DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	10/6/2020	\$79,394	WD ALLOCATION	\$79,394	RECTANGL		214	16,050	0.37	\$1,059	\$4.95	\$215,477	68,750	34,375	43.30%	Sale from developer to individual. New home built in 2021 - principal residence.
41-17-32-382-007	3698 RESERVE DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	3/29/2021	\$81,745	WD ALLOCATION	\$81,745	RECTANGL		215	16,125	0.37	\$1,090	\$5.07	\$220,826	68,750	34,375	42.05%	Sale from developer to individual. Permit issued in 2021 to build house.
41-17-32-451-016	5891 AMUR DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	9/28/2020	\$69,854	WD ALLOCATION	\$69,854	IRR	96	133	12,421	0.29	\$728	\$5.62	\$244,975	55,000	27,500	39.37%	Sale from developer to individual. Corner lot. New home built in 2020 - principal residence.
41-17-32-451-017	5892 LOOKING GLASS DR SW 5894 AMUR DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	5/14/2020	\$64,900	WD BUILDER WD BUILDER	\$64,900	RECTANGLI		133 140	12,768 12.853	0.29	\$676 \$694	\$5.08	\$221,416	55,000	27,500	42.37%	Sale from developer to builder. Corner lot. New home built and sold in 2020 for 324,900.
41-17-32-452-031 41-17-32-452-032	5894 AMUR DR SW	321 321	321 HICKORY, RIVERTWN, VILLAS AT 321 HICKORY, RIVERTWN, VILLAS AT	Grandville Grandville	7/10/2020 12/23/2020	\$65,900 \$73.900	WD BUILDER WD BUILDER	\$65,900 \$73.900		95 F 75	140	10,853	0.30	\$985	\$5.13 \$7.04	\$223,341 \$306.579	55,000 55,000	27,500 27,500	41.73% 37.21%	Sale from developer to builder. Corner lot. New home built and sold in 2020 for 340,949.
41-17-32-452-032	5862 AMUR DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	3/26/2021	\$73,900	WD BUILDER	\$73,900	RECTANGLE		140	10,500	0.24	\$985	\$7.04	\$306,579	55,000	27,500	37.21%	Sale from developer to builder. Permit issued in 2021 to build house.  Sale from developer to builder. Permit issued in 2021 to build house.
41-17-32-452-037	5826 AMUR DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	1/12/2021	\$79,681	WD ALLOCATION	\$79,681	RECTANGL		140	10,780	0.24	\$1.035	\$7.39	\$321.976	55,000	27,500	34.51%	Sale from developer to builder. Permit issued in 2021 to build house.  Sale from developer to individual. Permit issued 5/3/2021 for new home
41-17-32-452-037	5826 AMUR DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	5/5/2020	\$78,334	WD ALLOCATION	\$78,334	IRR	77	136	10,780	0.25	\$1,033	\$7.42	\$323,373	55,000	27,500	35.11%	Sale from developer to individual. New home built in 2020 - principal residence.
41-17-32-455-001	3382 CHESTNUT RIDGE DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	10/14/2020	\$70,900	WD BUILDER	\$70,900	IRR	75	158	15,999	0.37	\$945	\$4.43	\$193.037	55.000	27,500	38.79%	Sale from developer to individual, New Horne Built in 2020 - principal residence.  Sale from developer to builder. Permit issued in 2020 to build house.
41-17-32-455-005	SRRR BARK RIVER CT SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	3/2/2021	\$71.106	WD ALLOCATION	\$71,106	IRR	95	116	11 247	0.26	\$748	\$6.32	\$275.396	55,000	27,500	38.67%	Sale from developer to individual. Corner lot. Permit issued in 2021 to build house.
41-17-32-456-001	5891 BARK RIVER CT SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	3/2/2021	\$71,100	WD ALLOCATION	\$71,106	IRR	95	113	12.635	0.29	\$748	\$5.63	\$245,143	55.000	27,500	38.67%	Sale from developer to individual. Corner lot. Permit issued in 2021 to build house.
41-17-32-456-004	5906 NILE DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	5/14/2020	\$69,900	WD BUILDER	\$69,900	RECTANGL		152	11.400	0.26	\$932	\$6.13	\$267.092	55.000	27.500	39.34%	Sale from developer to builder. New home built and sold in 2020 for 349.900.
41-17-32-456-006	5904 AMUR CT SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	9/28/2020	\$65,900	WD BUILDER	\$65,900	IRR	96	139	13.200	0.30	\$686	\$4.99	\$217,470	55,000	27,500	41.73%	Sale from developer to builder. New home built and sold in 2021 for 309,000.
41-17-32-457-001	5905 AMUR CT SW	321	321 HICKORY.RIVERTWN, VILLAS AT	Grandville	7/10/2020	\$67.500	WD BUILDER	\$67,500	IRR	95	133	12.323	0.28	\$711	\$5.48	\$238,603	55,000	27,500	40.74%	Sale from developer to builder. New home built in 2020 and sold in 2021 for 300,800.
41-17-32-457-002	5910 LOOKING GLASS CT SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	12/23/2020	\$71,900	WD BUILDER	\$71,900	RECTANGL	E 95	133	12,635	0.29	\$757	\$5.69	\$247,880	55,000	27,500	38.25%	Sale from developer to builder. Permit issued in 2021 to build house.
41-17-32-382-005	3678 RESERVE DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	4/19/2021	\$81,745	WD ALLOCATION	\$81,745	RECTANGL	E 75	214	16,050	0.37	\$1,090	\$5.09	\$221,857	68,750	34,375	42.05%	Sale from developer to new home owner.
41-17-32-451-009	5817 AMUR DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	4/19/2021	\$74,900	WD BUILDER	\$74,900	IRREGULAR		145	11,020	0.25	\$986	\$6.80	\$296,066	55,000	27,500	36.72%	Sale from developer to builder. Permit issued in 2021 to build house.
41-17-32-451-013	5855 AMUR DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	4/19/2021	\$72,900	WD BUILDER	\$72,900	RECTANGL		133	10,108	0.23	\$959	\$7.21	\$314,159	55,000	27,500	37.72%	Sale from developer to builder. Permit issued in 2021 to build house.
41-17-32-455-003	5872 NILE DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	4/21/2021	\$81,809	WD ALLOCATION	\$81,809	IRREGULAR	t 70	201	14,070	0.32	\$1,169	\$5.81	\$253,276	55,000	27,500	33.61%	Sale from developer to new home owner.
41-17-32-455-004	5878 NILE DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	6/11/2021	\$81,809	WD ALLOCATION	\$81,809	IRREGULAR		186	13,020	0.30	\$1,169	\$6.28	\$273,702	55,000	27,500	33.61%	Sale from developer to new home owner.
41-17-32-451-012	5841 AMUR DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	7/8/2021	\$76,681	WD ALLOCATION	\$76,681	RECTANGL		133	10,640	0.24	\$959	\$7.21	\$313,931	55,000	27,500	35.86%	Sale from developer to new home owner.
41-17-32-451-015	5873 AMUR DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	7/8/2021	\$77,553	WD ALLOCATION	\$77,553	RECTANGL		133	10,108	0.23	\$1,020	\$7.67	\$334,211	55,000	27,500	35.46%	Sale from developer to new home owner.
41-17-32-452-034	5858 AMUR DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	7/9/2021	\$79,687	WD ALLOCATION	\$79,687	RECTANGL		140	10,500	0.24	\$1,062	\$7.59	\$330,587	55,000	27,500	34.51%	Sale from developer to new home owner.
41-17-32-456-005	5910 NILE DR SW	321 321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville Grandville	7/22/2021 8/11/2021	\$72,900	WD BUILDER WD ALLOCATION	\$72,900 \$83.936	RECTANGLI		152 214	11,400 16.050	0.26	\$972	\$6.39	\$278,555 \$227.804	55,000 68.750	27,500 34.375	37.72% 40.95%	Sale from developer to builder.
41-17-32-382-008	3722 RESERVE DR SW	321 321	321 HICKORY, RIVERTWN, VILLAS AT		9/20/2021	\$83,936		\$83,936	RECTANGLE		214 162	16,050	0.37	\$1,119	\$5.23		68,750 55,000	34,375 27 500	40.95%	Sale from developer to new home owner.
41-17-32-382-002	3634 RESERVE DR SW	321 321	321 HICKORY, RIVERTWN, VILLAS AT 321 HICKORY, RIVERTWN, VILLAS AT	Grandville Grandville	9/20/2021	\$83,936 \$84,600	WD ALLOCATION PTA BUILDER	\$83,936 \$84.600	RECTANGLI		162 215	12,150 16.125	0.28	\$1,119 \$1.128	\$6.91 \$5.25	\$300,926 \$228.538	55,000 68.750	27,500 34.375	32.76% 40.63%	Sale from developer to new home owner.
41-17-32-379-012	3748 RESERVE DR SW 5844 AMUR DR SW	321 321	321 HICKORY, RIVERTWN, VILLAS AT 321 HICKORY, RIVERTWN, VILLAS AT	Grandville Grandville	10/25/2021	\$84,600	WD BUILDER	\$84,600	RECTANGL		140	10,500	0.37	\$1,128	\$5.25	\$228,538 \$331.471	55.000	34,375 27,500	40.63% 34.42%	Sale from developer to builder.
41-17-32-452-035 41-17-32-451-014	5844 AMUR DR SW 5867 AMUR DR SW	321 321	321 HICKORY, RIVERTWN, VILLAS AT 321 HICKORY, RIVERTWN, VILLAS AT	Grandville Grandville	12/22/2021	\$79,900	WD BUILDER WD BUILDER	\$79,900	RECTANGL		133	10,500	0.24	\$1,065	\$7.61	\$331,4/1	55,000 55.000	27,500	34.42%	Sale from developer to builder. Sale from developer to builder.
41-17-32-451-014	5857 AMUR DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	12/22/2021	\$73,900	WD BUILDER	\$73,900	RECTANGL		140	10,108	0.23	\$1.025	\$7.31	\$318,469	55,000	27,500	35.30%	Sale from developer to builder. Sale from developer to builder.
41-17-32-452-036	3842 RESERVE DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	1/25/2022	\$80.840	WD ALLOCATION	\$80.840	IRREGULAR		151	11.325	0.24	\$1,023	\$7.14	\$310,921	55,000	27,500	34.02%	Sale from developer to builder.
41-17-32-379-004	3790 RESERVE DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	1/25/2022	\$84,600	WD BUILDER	\$84,600	RECTANGL		215	16,985	0.20	\$1,078	\$4.98	\$216,966	68 750	34 375	40.63%	Sale from developer to builder. Sale from developer to builder.
41-17-32-379-008	5823 AMUR DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	1/25/2022	\$76,900	WD BUILDER	\$76,900	RECTANGL		133	10,640	0.24	\$961	\$7.23	\$314.827	55.000	27,500	35.76%	Sale from developer to builder.
41-17-32-451-010	3856 RESERVE DR SW	321	321 HICKORY, RIVERTWN, VILLAS AT	Grandville	2/11/2022	\$80.840	WD ALLOCATION	\$80,840	IRREGULAR		161	12.075	0.24			\$291.627	55,000	27,500	34.02%	Sale from developer to builder. Sale from developer to builder.
411, 31 3, 3 003	JOSO REJERVE DR SV				-,,	\$3,102,886		\$3,102,886				,				*****		1,182,500	38.11%	Sub-Holli developer to unider.
41-17-15-401-042	3227 GLADIOLA AVE SW	153	153 SEC.15	Wyoming	11/20/2020	\$38,000	WD 03-ARMS' LENGTH	\$38,000	RECTANGL	E 66	330	21,780	0.50	\$576	\$1.74	\$76,000	28,350	14,175	37.30%	Dead-end street in older nbhd. Purchased by LLC.
41-17-15-401-042	3227 GLADIOLA AVE SW	153	153 SEC.15	Wyoming	9/23/2021	\$35,000	WD 03-ARMS' LENGTH	\$35,000	RECTANGL	E 66	330	21,780	0.50	\$530	\$1.61	\$70,000	28,350	14,175	40.50%	Also sold 11/20/2020 (see above). Permit for new home issued 10/28/2021.
						\$73,000		\$73,000										\$28,350	38.84%	
44 47 22 220 467	2024 01/01/01/04/05 41/05:::	222	222.000.22	W	42/27/25	A 40 000	WD 40 MULTI DARCT	040.000	DECTAL:		463	40.505	0.24	Acar	42.70	****	25 250	642.425	22.0464	Sold with -107 & -108 for \$120,000. City Assessor's Office allocated \$40,000 of sale price to each lot. Permit for
41-17-22-228-106	3971 BURLINGAME AVE SW	222	222 SEC. 22	Wyoming	12/27/2021	\$40,000	WD 19-MULTI-PARCEL ARM:	\$40,000	RECTANGL	E 65	163	10,595	0.24	\$615	\$3.78	\$164,455	26,250	\$13,125	32.81%	new home issued 5/2/2022. Included in study as supporting information.
41-17-22-228-107	3983 BURLINGAME AVE SW	222	222 SEC. 22	Wyoming	12/27/2021	\$40,000	WD 19-MULTI-PARCEL ARM:	\$40,000	RECTANGL	E 65	163	10,595	0.24	\$615	\$3.78	\$164,455	26,250	\$13,125	32.81%	Sold with -106 & -108 for \$120,000. City Assessor's Office allocated \$40,000 of sale price to each lot. Permit for
				, ,												,	.,	, .		new home issued 5/2/2022. Inlcuded in study as supporting information.  Sold with -106 & -107 for \$120,000. City Assessor's Office allocated \$40,000 of sale price to each lot. Permit for
	3995 BURLINGAME AVE SW	222	222 SEC. 22	Wyoming	12/27/2021	\$40,000	WD 19-MULTI-PARCEL ARM:	\$40,000	RECTANGL	E 78	163	12,714	0.29	\$513	\$3.15	\$137,046	28,875	\$14,438	36.09%	new home issued 5/2/2022. Inlouded in study as supporting information.
41-17-22-228-108	3333 BOILDINGANIE AVE SW					\$120,000		\$120,000										\$40,688	33.91%	new nome issued 3/2/2022. Inicaded in study as supporting information.

## Conclusions by School District - Platted & Acreage

There are numerous sales in the study involving builders. While not typical arms-length transactions, builder involved sales do provide an indication of value. In addition to the land sales in this lady, it is observed that the highest ECFs in 2022 are in the neighborhoods with the lowest land values. Overall, the study is a strong indication that land values require increases for 2023. Most tent ablases but a reside 20% for 2023 with some being raised as much as 25% to meet the minimum lot values as stated below.

School District Conclusion Godfrey Lee/Godwin Heights/Kelloggsville/Kentwood Minimum lot value \$22,500. School District Conclusion Grandville Minimum lot value \$34,375. Wyoming Minimum lot value \$26,250. Conclusion

Residential Condominiums
ECF's are within acceptable ranges. No land value changes for 2023.